

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

March 2, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the November 10, 2022 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 2 Lot – Rick Hegger’s First Subdivision - Irishtown Township

The committee discussed the 2 lot subdivision submitted by Rick Hegger. The subdivision plat was prepared by Netemeyer Engineering. The current property is located at 22315 Walcott Rd in Irishtown Township. It is zoned residential R-1 and consists of 3 acres. The property is located east of Carlyle and south of Keyesport. Hegger is requesting to split 1 acre off his residential ground to allow his son to build. The property is zoned R-1 and in R-1 districts the lot requirement is a minimum of 100 ft wide by 100 ft deep. The proposed Lot 1 has a home and sheds existing on the property with one of the sheds to be taken down. Proposed Lot 2 would be the vacant residential tract his son would build on. The Health Department and County Engineer have reviewed and approved the plat. The Irishtown Road Commissioner was also contacted about the proposed split and did not have any issues with it. Mike Rakers made a motion to approve Rick Hegger’s First Subdivision. Haselhorst seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Zoning Code discussion

The current solar farm code fees were reviewed and compared to other county solar farm fees. The committee agreed on a new fee schedule. The new fee schedule will be sent to the county board for their review at the next county board meeting in March.

6. ADJOURN

Haselhorst made a motion to adjourn. Schroeder seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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April 6, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the March 2, 2023 Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Karl Abert’s First Subdivision - Breese Township

The committee discussed the 1 lot subdivision submitted by Karl Abert. The subdivision plat was prepared by Netemeyer Engineering. The current property is located at 10701 Old State Rd in Breese Township. The proposed one lot subdivision consists of an old farm house and one shed on one acre. The Zoning Code has an agricultural exemption which allows the old farmhouse to be split from the remaining farm ground with one acre. The plat also shows it is meeting the 25’ setback requirement for all of the accessory structures from the new proposed property lines. The property is located approximately 1 ¼ miles north of Breese. The City of Breese has reviewed and approved the one lot subdivision at their meeting on March 21, 2023. The Health Department and County Engineer have reviewed and approved the plat. Additionally, Staser reported she had called and spoke with the Road Commissioner about the lot. Mike Rakers made a motion to approve Karl Abert’s First Subdivision. Haselhorst seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Zoning Code Amendments

The Committee reviewed the solar amendments discussed at the Zoning Board of Appeals with corrections made that were verbalized by Staser. The Committee all agreed, the current setbacks in our Zoning Code related to commercial solar will also need to be removed.

6. ADJOURN

Rakers made a motion to adjourn. Haselhorst seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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June 8, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the April 6, 2023 Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Wade and Chelsie Subdivision First Subdivision – Wade Township

The committee discussed the one lot subdivision submitted by Alex Albert Duane Zachry. The plat was prepared by Abacus Professional Service. The current property is located on County Farm Rd in Wade Township. It is north of Beckemeyer and west of Carlyle both more than 1 ½ miles away. The one lot is zoned agricultural and consists of 3 acres. The plat also exhibits compliance with setbacks as it shows the accessory structures to be 25' or more from the new proposed property lines. The plat was prepared so a son could build on the property. The Subdivision Committee discussed approving the plat on the condition the special use for a family split was approved. The Health Department, Highway Department and Township have all reviewed the subdivision and have expressed no issues or concerns. Rakers made a motion to approve the subdivision with discussed condition. Schroeder seconded the motion. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Schroeder made a motion to adjourn. Rakers seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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July 6, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the June 8, 2023 Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Troy Johnson’s First Subdivision – Santa Fe Township

The committee discussed the one lot subdivision submitted by Brad Zachry. The plat was prepared by Netemeyer Engineering. The current property is located on Kannal Hill Rd in Santa Fe Township, northeast of Bartelso and southwest of Carlyle. The property is approximately 13.5 acres and is already zoned residential (R-1). The request is to split 3.6 acres from the 13.5 acres for Troy Johnson to allow him to build a home. There is an ingress/egress easement on the plat which will allow the Zachry’s to continue to access the remaining acreage which consists of mainly timber ground. The plat is meeting the minimum lot size of at least 1 acre for a R-1 lot as well as the minimum 100 feet of frontage. I spoke with the Township and they were aware of the request and have been in contact with the property owner. Rakers made a motion to approve Troy Johnson’s First Subdivision. Schroeder seconded the motion. Roll call showed all in favor.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Schroeder made a motion to adjourn. Rakers seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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August 10, 2023 – 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the July 6, 2023 Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 2 Lot – Al Varel’s First Subdivision – Santa Fe Township

The committee discussed the two lot subdivision submitted by Al Varel. The plat was prepared by Netemeyer Engineering. The property is located at 12600 Old Carlyle Rd in Bartelso. The property is zoned agricultural and consists of 4.25 acres with a 100 year old home and shed. The split will use one the agricultural exemption to divide the old home and shed with 1.06 acres. The remaining 3.19 acres was approved for special use in July for a family split to allow their child to build on. The property is located approximately 1 ¼ miles north of Bartelso which then requires Bartelso’s review. Bartelso has reviewed and approved the subdivision. Rakers made a motion to approve Al Varel’s First Subdivision. Haselhorst seconded the motion to approve. Roll call showed all in favor. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Schroeder made a motion to adjourn. Rakers seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
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October 5, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the August 10, 2023 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Pingsterhaus Dairy Subdivision – Breese Township

The committee discussed the one lot subdivision submitted by Randy and Denise Pingsterhaus. The plat was prepared by Abacus Professional Services. The property is zoned Agricultural and consists of approximately 72 acres. The Pingsterhaus' are requesting to split 3 acres off to allow their son to build on. The Zoning Board approved a special use request on October 4, 2023 for a single family dwelling on the proposed 3 acres. The property is located on Highline Rd in Breese Township. It is south of Aviston and Breese and more than 1 ½ miles outside of city limits. There is some flood plain on the lot but the plat is showing one acre out which is the requirement for the Health Department, therefore, Holly has approved this plat. Mike Rakers made a motion to approve. Ann Schroeder made the second motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

**SUBDIVISION COMMITTEE
MEETING MINUTES**

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

November 2, 2023 – 4:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Haselhorst made a motion to approve the October 5, 2023 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 2 Lot – Rakers Farm – Breese Township

The committee discussed the two lot subdivision submitted by Josh and Lisa Rakers. The plat was prepared by South Central Surveying out of St Jacob Illinois. The property is zoned Agricultural. The Zoning Board approved the special use request on November 1, 2023. The Rakers are requesting Lot 1 for a qualifying family member to build on. Lot 2 is the Rakers' pre-existing home. The property is located on Rod and Gun Rd in Breese Township. It is north of Breese and within 1 ½ of Breese city limits, therefore they are reviewing as well. The Health Department has reviewed and approved Rakers Farm. The Highway Department's review included a requirement to add the dedicated roadway to the plat. Curt made a motion to approve Rakers Farm with the condition to add the roadway dedication to the plat. Schroeder seconded the motion with the condition to add the roadway dedication to the plat. Roll call showed all in favor. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Haselhorst made a motion to adjourn. Schroeder seconded the motion. Motion Carried.